



## NEWLY FORMED SHOP/SALON/OFFICE TO LET

224c, Airbles Street, Motherwell, ML1 1XF

### LOCATION:

Part of the re-development of a larger supermarket premises in a cluster of neighbourhood shops within a densely populated area of a combination of high rise blocks and low rise housing to the south of Motherwell town centre. There is a spacious car park immediately to the front of the shop and neighbouring uses include the new, Airbles Community Store, One Stop convenience store, 2 further newly formed units to be leased, former newsagent, former hair and nail salon, hot food takeaway and Coral bookmakers.

Motherwell is a principal town of North Lanarkshire, approximately 15 miles to the south east of Glasgow city centre and has a population of around 59,000. The local road network provides access throughout Motherwell and to the neighbouring towns of Hamilton, Wishaw and beyond together with a connection to Junction 6, M74 for Glasgow

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
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### DESCRIPTION:

Part of the re-generation and re-development of a detached supermarket to form this unit, a new neighbourhood convenience store and 2 further units to be leased.

Overlooking a spacious car park, 2 x remote controlled roller shutters protect the new display window and entrance door to open plan retail area/salon with newly fitted staff area and toilet off to the rear. The retail area has a tiled floor and an acoustic tiled ceiling system has been installed incorporating LED lighting, otherwise in shell condition to be fitted by the tenant to suit their use and personal taste/corporate image.

### AREA:

519 sqft / 48.22 sqm or thereby architect's area.



### RATEABLE VALUE:

Not yet assessed

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

### ENERGY RATING:

Awaiting EPC

### RENT, LEASE DETAILS ETC :

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **Rental Offers Over £7,500** per annum exclusive of VAT. For the avoidance of doubt VAT will be payable on the rental

In the first instance, all offers should be submitted to Mr Cameron of this office.

### VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: R571 Prepared April 2022

### NOTICE

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